



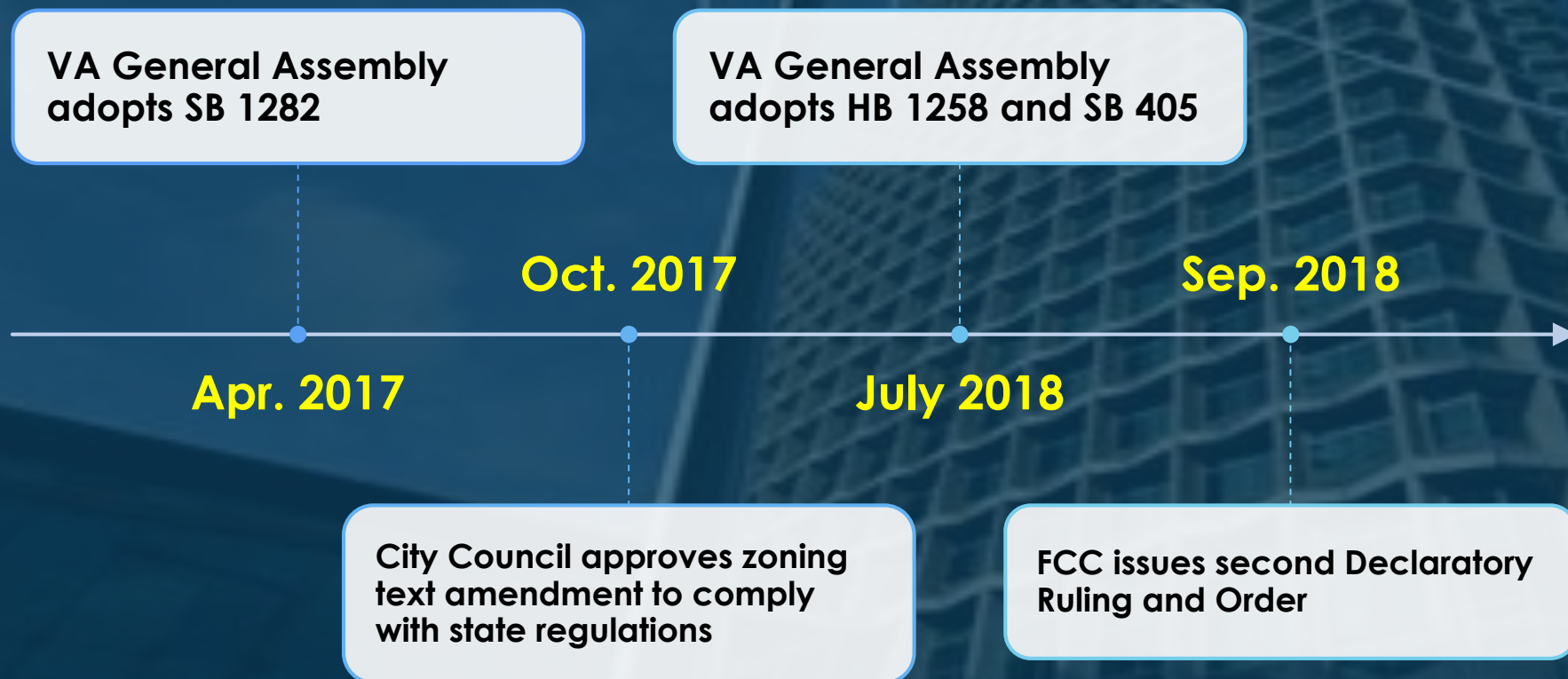
Small Cell Wireless Facilities

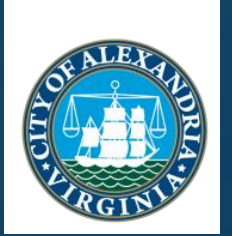
Board of Architectural Review

May 15, 2019



Regulatory Rundown





Changes in Federal & State Law

- Virginia General Assembly enacted new statutes governing small cell zoning in 2017 and 2018.
- FCC issued two orders preempting local authority over wireless facilities in 2018.
- Special rules now apply to facilities to be installed at or below 50 feet in height these are deemed “small cell” or “small wireless facilities.”

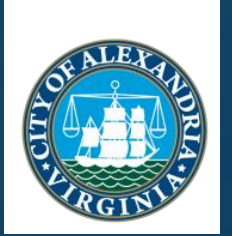




Changes in Federal & State Law

- Under both federal and Virginia law, City is now subject to new rules governing:
 - Deadlines for evaluating applications for siting small cell facilities, both in and out of the City's rights-of-way
 - Permitting fees
 - Aesthetic standards that may be applied to a facility
 - Undergrounding requirements
- In some cases, these may conflict





Impacts of Changes on City

- City application of “like for like” replacement of existing poles
- Zoning Ordinance regulations for small cell facilities will need to be updated to conform with new Virginia laws & FCC rules.
- Undergrounding policy limits installation of stand-alone poles and prohibits installation of new poles in ROW.
- Wireless carriers still need to obtain franchise agreements authorizing placement within City ROW.

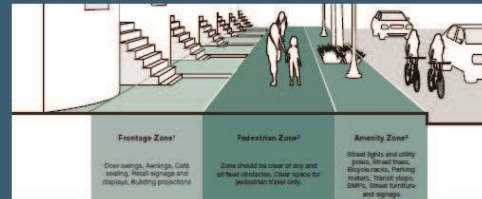
INTERIM WIRELESS FACILITY AESTHETIC GUIDELINES



CONTEXT

Within the City of Alexandria, sidewalks are not a singular space but consist of distinct usage zones. Sidewalks are typically located in the public right of way, which extend from the curb line to a private property line behind it. Sidewalks can be broken up into three primary zones performing unique functions in the overall operation of the street, and interface with adjacent private property uses. These zones are identified as the Frontage Zone, Pedestrian Zone, and Amenity Zone. Although boundaries between zones may blur and blend, the overall function of each zone generally remains consistent. City of Alexandria, Complete Street Guidelines pg. 3-3

Across the City, most of the existing infrastructure that can be used to accommodate wireless facilities (streetlight poles, utility distribution poles, traffic signal poles, etc.) are located within the amenity zone. Deployment of wireless facilities to the greatest extent possible, should not impede the pedestrian and frontage zones within the sidewalk.



Amenity Zone lies between the curb and the Pedestrian Zone. This area is occupied by a number of street fixtures and utilities such as street lights, utility poles, street trees, bicycle racks, parking meters, signposts, signal boxes, benches, trash and recycling receptacles, and other amenities. In commercial areas, it is typical for this zone to be hardscape pavement, pavers, or tree grates. In residential, or lower intensity areas, it is commonly a planted strip.

Frontage Zone is the area of sidewalk that immediately abuts buildings along the street. In residential areas, the Frontage Zone may be occupied by front porches, stoops, lawns, or other landscape elements that extend from the front door to the sidewalk edge. The Frontage Zone of commercial properties may include architectural features or projections, outdoor retailing displays, café seating, awnings, signage, and other intrusions into or use of the public right-of-way. Frontage Zones may vary widely in width from just a few feet to several yards.

Pedestrian Zone, also known as the "walking zone" is the portion of the sidewalk space used for active travel. For it to function, it must be kept clear of any obstacles and be wide enough to comfortably accommodate expected pedestrian volumes including those using mobility assistance devices, pushing strollers, or pulling carts.

- City of Alexandria, Complete Street Guidelines

CONTEXT

GENERAL AESTHETIC STANDARDS & GUIDELINES

The following standards for wireless facilities apply to all areas in the City unless otherwise specified in areas such as historic districts.

- Wireless facilities and associated infrastructure shall be located within the Amenity Zone of the sidewalks or a comparable location in the public right of way.
- Wireless facilities should avoid areas of environmental sensitivity such as floodplains, wetlands, and resource protection areas (RPAs).

Guidelines for Wireless Facilities Subject to Article X of the City's Zoning Ordinance for Historic Districts

Wireless facilities within Historic Districts are subject to Article X of the City's Zoning Ordinance and shall require approval under those provisions. -

Guidelines for Attachments to Existing Utility and Streetlight Poles

The following are applicable when locating wireless cell facilities on existing utility and streetlight poles within the public right of way:

- All wireless facilities and associated equipment located within the public right of way shall be located such that it meets ADA requirements and does not hinder, obstruct, impede usual pedestrian and vehicular travel.
- Wireless facilities must be shrouded, enclosing wires and equipment. No separate ground mounted equipment, including backup power supply, shall be allowed within the public right of way. Wireless facilities shall not negatively impact the decorative elements of the existing pole.
- Wireless facility attachments and hardware shall be colored to match the existing pole or colored to match similar infrastructure along the block face. If located on a wooden pole, attachments shall be colored to match the color of the pole or a similar earth tone color.
- Any signs on poles must comply with Article IX of the City's Zoning Ordinance.

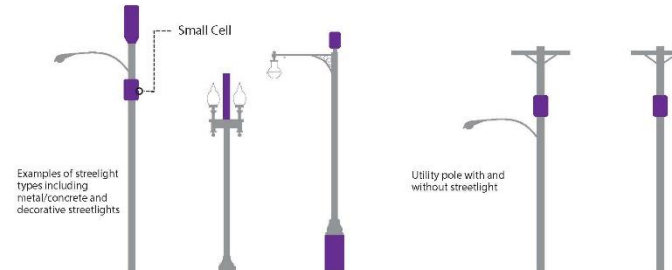
If an existing utility or streetlight pole upon which wireless facility equipment is proposed to be installed requires replacement, see Guidelines for Replacement of Existing Poles.

DEFINITIONS

Small Cell Wireless Facilities are low-powered antennas that provide wireless service coverage to a limited geographic area (often with ranges of a few hundred feet), and are used to supplement and expand the coverage provided by the traditional, larger-scale network

Streetlight pole means a structure owned, operated, or owned and operated by a public utility, the City, or the Commonwealth of Virginia that is designed specifically to support a street light, that lights the public right of way.

Utility pole means a structure owned, operated, or owned and operated by a public utility, the City, or the Commonwealth of Virginia that is designed specifically for and used to carry lines, cables, or wires for communications, cable television, or electricity.



Examples of streetlight types including metal/concrete and decorative streetlights

Utility pole with and without streetlight

Note: Intended for illustrative purposes only.



Interim Aesthetic Guidelines

View online at www.alexandriava.gov/109058



Interim Aesthetic Guidelines

- ▶ Primarily addresses location and placement of small cell wireless facilities within and outside of the public right-of-way (ROW)
- ▶ Provides guidance for attachments on existing structures (utility poles and streetlight poles) within the public ROW
- ▶ Provides guidance for replacement of existing structures (utility poles and streetlight poles) within the public ROW
- ▶ Provides guidance for new standalone structures
- ▶ Work with carriers on design options/solutions



Current Staff Work

- Outreach with community and stakeholders
- Staff is drafting proposed amendments to Zoning Ordinance to respond to Virginia law and FCC regulations
- Reviewing current policies governing undergrounding, new poles, and replacement
- Developing/revising internal staff guidance documents as appropriate
- Coordinate design meetings with BAR and wireless carriers



QUESTIONS?

Visit the Small Cells webpage for additional information,
www.alexandriava.gov/109058

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